

**CITY SOUTH MANAGEMENT AUTHORITY**  
**EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS**

This document is provided as a courtesy and shall not constitute zoning regulations or permitted uses. Permitted uses should be verified within Sections 35-310 and 35-311 of the Unified Development Code. For examples of development which can occur and has occurred within these zoning districts, please contact the City South Management Authority at 207-8080.

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Zoning districts located within the City South Management Authority (CSMA) boundaries, also referred to as “flexible districts”, encourage an approach to zoning which encourages flexible and efficient land use practices. *Urban development and form-based zoning districts*, located closest to the City of San Antonio, encourage a mixture of commercial, single-family and multi-family residential development, with an emphasis on pedestrian and bicycle mobility between uses. Areas within *rural development districts* are located further away from the city, and encourage single-family residential development which is compatible with the rural character of the area. *Farm and Ranch districts* allow for large lot single-family development of a rural character as well, but also allow agricultural uses to take place on the property. *Industrial districts* within CSMA boundaries encourage industrial uses which would be compatible with adjacent areas. They take into account a flexible approach with regard to allowing commercial uses and a range of industrial uses, but also protect the integrity of the area by implementing signage and buffer provisions.

City South also incorporates various land use opportunities into the zoning, including *Traditional Neighborhood Designs*, *Mixed-Use Designs*, and *Village Centers*. These land use patterns encourage compact, pedestrian-friendly commercial and residential development. Finally, *conservation subdivisions* are developments which encourage high percentages of premium residential lots within a subdivision. These subdivisions preserve at least 50% of the development as open space while developing the remaining portion, therein creating increased premium residential lots as a result.

**CITY SOUTH BASE ZONING DISTRICTS:**

**UD Urban Development (35-310.15)**

Encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly.

**RD Rural Development (35-310.16)**

Encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

**FR Farm & Ranch (35-310.17)**

To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

MI-1 Mixed Light Industrial (35-310.18)

Encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve a well-designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

MI-2 Mixed Heavy Industrial (35-310.19)

Encourages the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well-designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

RP Resource Protection (35-310.02)

Encourages the protection and preservation of valuable agricultural areas, streams, floodplains, woodlands, and similar environmentally sensitive areas.

**OVERLAY ZONING DISTRICTS:**

FBZD Form Based Zoning District (35-209)

Encourages the development of a land use pattern that encourages compact, pedestrian oriented and mixed-use development through land use provisions which strive to achieve housing diversity, conservation of natural environments, and preservation of the built environment.

**OPTIONAL LAND USE PATTERNS:**

Conservation Subdivision (CSD) (35-203)

Encourages the development of high percentages of premium residential lots through a land use pattern that preserves 50% or more of a development and utilizes the remaining portion as residential development.

Traditional Neighborhood Design (TND) (35-207)

This pattern requires a combination of commercial centers, single and multi family neighborhoods, and park space as outlined in UDC Section 35-207.

Encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly.

Encourages the development of land in a manner consistent with the historic and timeless principles of San Antonio's existing neighborhoods. A TND combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

Mixed Use Development (35-341b)

Encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly.

Village Center (35-310.18a3)

Encourages the development of a market-driven land use pattern that encourages compact neighborhoods and commercial development located away from major intersections, in order to promote pedestrian-oriented development and reduced traffic congestion.

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## **CITY SOUTH BASE ZONING DISTRICTS**

### **“UD” Urban Development District**

Urban Development “UD” zoning encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The intent is to minimize traffic congestion and environmental degradation while improving the quality of life and promoting the health, safety and welfare of neighborhood communities. The framework of “UD” zoning is based on ‘New Urbanist’ planning principles. These principles guided the planning process which created the urban development portion of the City South Community Plan. The following goals were outlined for the “UD” district as a result of the community planning process:

- Encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure.
- Apply strategies which will result in all existing and new streetscapes being accessible, safe, and stimulating.
- Create streetscapes which emphasize both pedestrians and vehicles.
- Develop a safe and convenient pedestrian travel network with sidewalks, walkways, and trails integrated into the transportation system and neighborhood centers.

Within the “UD” district, a mixture of commercial and residential development is encouraged. Centralized commercial centers are allowed within this district, including mixed use centers, transit oriented developments, town centers and neighborhood centers.

### **Examples of permitted and non-permitted uses in “UD” Urban Development zoning include the following:**

**Permitted Uses** – single family dwellings, townhomes, multi family dwellings, assisted living centers, carwashes, hotels, offices, convenience stores, grocery stores, restaurants, bakeries, bookstores, bed and breakfast, churches, antique stores, apparel retail shops, art galleries, hobby stores, bakeries, florists, gift shops, jewelry stores, music stores, newsstands, pet shop

**Uses allowed with a Specific Use Permit** (requires a zoning change) – day care centers, transit stations, bars/taverns, auto repair shops, funeral homes, commercial tennis, racquetball or handball courts

**Uses Not Permitted** – manufactured homes, fairgrounds, equestrian centers, stockyards, general manufacturing, orchards, ranches, farmers markets, recreational vehicle parks

\* Note – Some uses within “UD” zoning may or may not be permitted depending on the size of the building footprint. Verify with UDC Sections 35-310 & 35-311.

### **Overview of “UD” Urban Development Zoning:**

1. Single-family development is allowed. For projects over 5 acres, a mixture of housing types is required. Optional housing types which can be chosen include: duplexes, triplexes, cottages, garden homes, townhomes, apartments, and dwellings above non-residential space.

2. Multi-family uses are permitted. A density of 33 units per acre is permitted along arterials, main streets or boulevards. A density of 15 units per acre is permitted along collectors or avenues.

3. Commercial uses are permitted, as outlined below:

1. **Commercial building footprint of 90,000 s.f. or greater** – This development pattern is permitted where the property is located fronting on and within 550 feet of the intersection of two major thoroughfares.
1. **Commercial building footprint less than 90,000 s.f.** – This development pattern is permitted on property which is located along and within 850 feet of the intersection of two major thoroughfares.
1. **Commercial building footprint of 6,000 s.f. or less** – This development pattern is permitted on property which is along and within 200 feet of the intersection of two collector streets or avenues. In addition, the depth of the building footprint should be a maximum of 150 feet, and there are no drive-through uses allowed.

4. Optional Land Use Patterns allowed within “UD” zoning:

1. **Flexible Development Plan (“FDP”)** – This development plan is permitted within “UD” zoning if parcels are greater than 20 acres in size, and one of the following two use patterns is chosen:

1. Traditional Neighborhood Development (“TND”)

This pattern requires a combination of commercial centers, single and multi family neighborhoods, and park space as outlined in UDC Section 35-207. If a “TND” pattern is chosen within “UD” zoning, residential and commercial uses are permitted as long as they are in compliance with TND standards.

2. Mixed Use Development (“MXD”)

This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “UD” zoning, residential development is allowed and commercial buildings with footprints greater than 90,000 are

also permitted along major intersections.

5. Additional Requirements & Options:

- A 300 foot riparian protection buffer is required along waterways, but may be reduced per the floodplain administrator.
- Within areas which contain riparian protection buffers, a density bonus of 120 percent of the base zoning density is allowed.
- No gated streets or developments are allowed within “UD” zoning.
- The parking, loading, and building setback standards generally ensure a development pattern in which both commercial and residential development is located adjacent to and fronting onto the street. The majority of parking spaces within both commercial and residential uses are located on the side or to the rear of the main structures. This accomplishes many of the main goals of the “UD” zoning pattern, including safe, accessible streetscapes with convenient sidewalks for pedestrians in both residential and commercial settings.

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### **“RD” Rural Development District**

Rural Development “RD” zoning encourages the development of a land use pattern that reflects rural living characteristics. This is accomplished by encouraging low density, single-family residential use patterns. In addition, commercial uses are permitted within the district, in a manner which conserves open land. The “RD” District serves as a buffer between more urbanized, denser development, and more rural, agricultural and open space areas. The designation of the areas within City South as “RD” Rural Development zoning districts follows goals of the City South Community Plan. This plan was developed by a community planning process in which the following goals were outlined:

- Encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Provide for large lot development and cluster housing in rural areas.
- Preserve rural communities.

Within the City South Planning Area, several existing rural communities exist, including Cassin, Southton, Buena Vista, and Earle. Within communities such as these zoned “RD”, the residential development patterns are varied. The area is characterized by clusters of manufactured housing, small “ranchette” subdivisions, suburban subdivisions, and homes situated on farms and ranches.

### **Examples of permitted and non-permitted uses in “RD” Rural Development include the following:**

**Permitted Uses** – single family dwellings, accessory dwellings, bed and breakfasts, manufactured houses, dance halls, animal clinics, carwashes, offices, restaurants, gas stations, indoor theatres, small animal clinics, recreational facilities, apparel retail stores, art galleries, bakeries, bookstores, drugstores, music stores, shoe retail

**Uses allowed with a Specific Use Permit** (requires a zoning change) – assisted living centers, day care centers, auto repair shops, bar/taverns

**Uses Not Permitted** – townhouses, multi-family residential, equestrian centers, cemeteries, stockyards, hotels, manufactured home storage lots

### **Overview of “RD” Rural Development Zoning:**

1. Allowed one dwelling unit per acre.

2. Multi-family uses are not permitted.

3. Some commercial uses are permitted, as outlined below:

1. **Commercial building footprint of 90,000 s.f. or greater** – This development pattern is permitted where the property is located fronting on and within 550 feet of the intersection of two major thoroughfares.
2. **Commercial building footprint less than 90,000 s.f.** – This development pattern is permitted on property which is located along and within 850 feet of the intersection of two major thoroughfares.
2. **Commercial building footprint of 6,000 s.f. or less** – This development pattern is permitted on property which is along and within 200 feet of the intersection of two collector streets or avenues. In addition, the depth of the building footprint should be a maximum of 150 feet, and there are no drive-through uses allowed.

3. Optional Land Use Patterns allowed within “RD” zoning:

1. **Conservation Subdivision Option** – This development pattern allows a residential density bonus when utilized in “RD” Rural Development zoning. The provisions are outlined below:

- 50 percent of the property must be preserved in a conservation easement for agricultural land, ranch land, or open space.
- 50 percent of the property may be developed at a maximum density of five units per acre.
- Up to 5 percent of the property, or five acres (whichever amount is the least) may be designated as park and open space if dedicated as a park to the City of San Antonio.

2. **Flexible Development Plan (“FDP”)** – This development plan is permitted within “RD” zoning if parcels are

greater than 20 acres in size and one of the following two use patterns is chosen:

1. Traditional Neighborhood Development (“TND”)

This pattern requires a combination of commercial centers, single and multi family neighborhoods, and Park space as outlined in UDC Section 35-207. If a “TND” pattern is chosen within “RD” zoning, residential and commercial uses are permitted as long as they are in compliance with TND standards.

2. Mixed Use Development (“MXD”)

This pattern requires a mixture of commercial retail, commercial service, office, and residential uses

within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “RD” zoning, single family residential is allowed at 2 units per acre, and multi family residential development is allowed at 25 units per acre on 25 percent of the total acreage. Commercial buildings with footprints greater than 90,000 are also permitted along major intersections.

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### **“FR” Farm & Ranch District**

Farm & Ranch “FR” zoning is intended to preserve rural character & culture by implementing larger minimum lot sizes & not allowing land uses which will not be compatible with “FR” zoning. The designation of the areas within City South as “FR” Farm & Ranch zoning districts follows goals of the City South Community Plan. This plan was developed by a community planning process in which the following goals were outlined:

- Preservation of as much as 25 percent of the developable land to maintain the area’s character and retain agricultural practices.
- Minimization of development impact on agricultural, open space, and wildlife habitat.
- Maintain the balance of rural land uses.

The Southside area strongly reflects a slower-paced, country living lifestyle, due to the long history of agricultural and ranch land uses. The rural lifestyle is valued, and there is a desire to protect the rich natural resources through the preservation of farms, ranches, open space, and waterways. Citizens who participated in the community planning process indicated a desire to preserve agricultural, cultural, and historical areas within the City South region. Within the “FR” Farm & Ranch zoning districts, predominant agricultural land uses include: cattle, hogs, sheep, chicken, sorghum, corn, wheat, hay, and alfalfa. The average size of operating farms and ranches in the region is 80 acres.

### **Examples of permitted and non-permitted uses in “FR” Farm & Ranch zoning include the following:**

**Permitted Uses** – single family dwellings, accessory dwellings, orchards, fairgrounds, cemeteries, bed & breakfasts, kennels, veterinary hospitals, nurseries, dance hall, indoor and outdoor dog training, churches, non-commercial athletic fields, farm supply retail, fruit and produce retail, farm equipment sales, gasoline filling stations, farmers markets, ranches, outdoor drive-in theatre, antique stores

**Uses allowed with a Specific Use Permit** (requires a zoning change) – equestrian centers, food processing plants, golf courses, Bingo parlors, welding shops, recreational vehicle park, taxidermist,

**Uses Not Permitted** – assisted living centers, multi-family dwellings, hotels, auto sales lots, portable building sales, grocery stores, retail convenience stores

### **Overview of “FR” Farm & Ranch Zoning:**

1. Allowed one dwelling unit per 25 acres.

2. Multi-family uses are not permitted.

3. Commercial uses are not permitted except under the Village Center Option below.

2. Accessory dwellings (ADDU's) allowed on a site at a maximum of 2 per site (300 sf > 1,200 sf) per ADDU. The landowner must live in either the primary structure or one of the ADDU's. In addition, there are no more than three bedrooms allowed in each ADDU. Furthermore, a property is allowed 5,000 sf for accessory structures, not including ADDU's, for every 25 acres.

3. Optional Land Use Patterns allowed within "FR" zoning:

**a. Village Center Option** – This development pattern allows some commercial uses. A number of provisions are required for this use pattern, including the following:

- The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
- A minimum of 3 individual buildings is required.
- A minimum of 2 acres located on an arterial street or an expressway is required.
- Village Centers must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
- Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
- The buildings of a village center shall be oriented around a green, plaza, or public open space.
- The Village Center pattern allows some commercial uses in "FR" Zoning including: *offices, bookstores, drugstores, grocery stores, hardware stores, barber shops, day care centers, restaurants, and libraries.*

**2. Conservation Subdivision Option** – This development pattern allows a residential density bonus when utilized in "FR" Farm & Ranch zoning. The provisions are outlined below:

- 75 percent of the property must be preserved in a conservation easement for agricultural land, ranch land, or open space.
- 25 percent of the property may be developed at a maximum density of two units per acre.
- Up to 5 percent of the property, or five acres (whichever amount is the least) may be designated as park and open space if dedicated as a park to the City of San Antonio.

**2. Flexible Development Plan ("FDP")** – This development plan is permitted within "FR" zoning if parcels are greater than 20 acres in size, and one of the following two use patterns is chosen:

1. Traditional Neighborhood Development ("TND")

This pattern requires a combination of a commercial center and park space as outlined in UDC Section 35-207.

If a "TND" pattern is chosen within "FR" zoning, commercial uses are permitted as long as they are in compliance with TND standards.

2. Mixed Use Development ("MXD")



This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “FR” zoning, single family residential is allowed at 1 unit per 5 acres. Multi-family residential development is not permitted. Commercial buildings with footprints greater than 90,000 are also permitted along major intersections.

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### **“MI-1” Mixed Light Industrial District**

Mixed Light Industrial “MI-1” zoning is intended to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development. These districts are located for convenient access to existing and future arterial thoroughfares and railway lines. The designation of the areas within City South as “MI-1” Mixed Light Industrial zoning districts follows goals of the City South Community Plan. This plan was developed by a community planning process in which the following goals were outlined:

- Support and encourage efforts to diversify the economic base of San Antonio.
- Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.
- Design for efficient transportation and delivery of goods and services.
- Promote low impact industry, high technology and bio-technology, and international trade.

Mixed Light Industrial zoning allows light industrial uses adjacent to arterials, expressways, or railway lines. Screening, buffering and off-street loading provisions are required to enhance compatibility with adjoining uses and to retain the rural character of the area.

### **Examples of permitted and non-permitted uses in “MI-1” Mixed Light Industrial zoning include the following:**

**Permitted Uses** – dance halls, auto repair, carwashes, hotels, offices, plant nurseries, indoor flea markets, funeral homes, laboratory testing, mini warehousing, outside storage, warehousing, farming, farmers markets, orchards, ranches

**Uses allowed with a Specific Use Permit** (requires a zoning change) – transit stations, fairgrounds, carnivals, auto racing, equestrian centers, kennels, stockyards, auto auctions, auto sales, correctional institutions, motels, welding shops, rifle ranges, outdoor flea markets, home improvement centers, hospitals

**Uses Not Permitted** – residential uses, indoor theaters, vehicle storage, dry cleaning plants, general heavy industry

\* Note – Some uses within “MI-1” zoning may or may not be permitted depending on the size of the building footprint. Verify with UDC Sections 35-310 & 35-311.

### Overview of “MI-1” Mixed Light Industrial Zoning:

1. No residential uses are permitted except for dwelling units for on-site caretakers.
2. Commercial uses are not permitted except under the Village Center Option below.
3. Accessory dwellings (ADDU’s) allowed on a site at a maximum of 2 per site (300 sf > 1,200 sf) per ADDU. The landowner must live in either the primary structure or one of the ADDU’s. In addition, there are no more than three bedrooms allowed in each ADDU. Furthermore, a property is allowed 5,000 sf for accessory structures, not including ADDU’s, for every 25 acres.
4. Optional Land Use Patterns allowed within “MI-1” zoning:

**a. Village Center Option** – This development pattern allows some commercial uses. A number of provisions are required for this use pattern, including the following:

- The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
- A minimum of 3 individual buildings are required.
- A minimum of 2 acres located on an arterial street or an expressway is required.
- Village Centers must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
- Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
- The buildings of a village center shall be oriented around a green, plaza, or public open space.
- The Village Center pattern allows some commercial uses in “MI-1” Zoning including: *offices, bookstores, drugstores, grocery stores, hardware stores, barber shops, day care centers, restaurants, and libraries.*

**b. Additional Development Option** – Besides the commercial village center, commercial development is allowed if the following provisions are met:

- The maximum building size does not exceed 3,000 square feet
- Uses must be located completely within 250 feet of the intersection of major thoroughfares, parkways or main streets.
- If the project is in compliance with the above requirements, the following uses are allowed within “MI-1” zoning: *auto repair shops, vehicle inspection stations, gasoline stations, convenience stores, restaurants.*

**c. Flexible Development Plan (“FDP”)** – This development plan is permitted within “MI-1” zoning if parcels are

greater than 20 acres in size, and one of the following two use patterns is chosen:

#### 1. Traditional Neighborhood Development (“TND”)

This pattern requires a combination of a commercial center and park space as outlined in UDC Section 35-207.

If a “TND” pattern is chosen within “MI-1” zoning, commercial uses are permitted as long as they are in compliance with TND standards.

## 2. Mixed Use Development (“MXD”)

This pattern requires a mixture of commercial retail, commercial service, and office uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “MI-1” zoning, commercial buildings with footprints greater than 90,000 are permitted along major intersections.

Industrial uses are not permitted if an “MXD” pattern is used within “MI-1” zoning.

### 5. Restrictions within “MI-1” zoning:

- Loading docks shall be located either behind the building or at the sides.
- 15 percent of the site shall be retained in permanent open space.
- A 300 foot riparian protection buffer is required along waterways, but may be reduced per the floodplain administrator.
- Air pollution, noise, glare, heat, vibration, noxious odor, toxic waste, liquid waste, fire, explosion, radioactive material, electromagnetic radiation, industrial waste monitoring, petroleum, and natural gas extraction standards are set in place within this zoning district in order to promote low impact industry and the safe storage of hazardous materials in locations that do not endanger neighborhoods

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## **“MI-2” Mixed Heavy Industrial District**

Mixed Heavy Industrial “MI-2” zoning is intended to encourage the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well designed development and provide a more efficient arrangement of land uses, building, and circulation systems. These districts are located for convenient access to existing and future arterial thoroughfares and railway lines. The designation of the areas within City South as “MI-2” Mixed Heavy Industrial zoning districts follows goals of the City South Community Plan. This plan was developed by a community planning process in which the following goals were outlined:

- Support and encourage efforts to diversify the economic base of San Antonio.
- Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.
- Design for efficient transportation and delivery of goods and services.

Mixed Heavy Industrial zoning allows heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors.

**Examples of permitted and non-permitted uses in “MI-2” Mixed Heavy Industrial zoning include the following:**

**Permitted Uses** – auto repair shops, auto sales, batching plants, contractor facilities, drug manufacturing, salvage yards, metal fabrication, paint manufacturing, paper manufacturing, poultry processing, gravel sales & storage, outside storage, farm equipment sales, gas stations, mini warehouses, cold storage, freight depots, plating, warehousing

**Uses allowed with a Specific Use Permit** (requires a zoning change) – auto racing, armories, biomedical manufacturing, bulk plants, chemical processing, hazardous materials storage, metal forging, petroleum manufacturing, rendering plants, rifle ranges, ammunition manufacturing, airports, radio stations, sanitary landfills

**Uses Not Permitted** – residential uses, commercial uses, rodeo arenas, stockyards, truck and heavy equipment auctions, carwashes, hotels, equestrian centers, plant nurseries, schools,

\* Note – Some uses within “MI-2” zoning may or may not be permitted depending on the size of the building footprint. Verify with UDC Sections 35-310 & 35-311.

#### **Overview of “MI-2” Mixed Heavy Industrial Zoning:**

1. No residential uses are permitted except for dwelling units for on-site caretakers.
2. Commercial uses are not permitted except under the Village Center Option below.
3. Accessory uses are permitted, but shall be related to the permitted principal use and provided only for the convenience, uses and service of occupants of the industrial facility, its guests and visitors. Examples of accessory uses allowed include the following: *cafeterias, restaurants, newsstands, day care centers, medical clinics*.
4. Optional Land Use Patterns allowed within “MI-2” zoning:
  - a. **Village Center Option** – This development pattern allows some commercial uses. A number of provisions are required for this use pattern, including the following:
    - The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
    - The minimum lot frontage requirement is 300 feet.
    - A minimum of 3 individual buildings is required.
    - A minimum of 2 acres located on an arterial street or an expressway is required.
    - Village Centers must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
    - Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
    - The buildings of a village center shall be oriented around a green, plaza, or public open space.
    - The Village Center pattern allows some commercial uses in “MI-1” Zoning including: *auto repair, hotels, offices, clothing stores, bakeries, convenience stores, grocery stores, banks, restaurants, recreational facilities*.

**b. Additional Development Option** – Besides the commercial village center, commercial development is allowed if the following provisions are met:

- The maximum building size does not exceed 3,000 square feet
- Uses must be located completely within 250 feet of the intersection of major thoroughfares, parkways or main streets.
- If the project is in compliance with the above requirements, the following uses are allowed within “MI-2” zoning: *auto repair shops, vehicle inspection stations, gasoline stations, convenience stores, restaurants.*

**c. Flexible Development Plan (“FDP”)** – This development plan is permitted within “MI-2” zoning if parcels are

greater than 20 acres in size, and one of the following two use patterns is chosen:

1. Traditional Neighborhood Development (“TND”)

This pattern requires a combination of a commercial center and park space as outlined in UDC Section 35-207.

If a “TND” pattern is chosen within “MI-2” zoning, commercial uses are permitted as long as they are in compliance with TND standards.

2. Mixed Use Development (“MXD”)

This pattern requires a mixture of commercial retail, commercial service, and office uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “MI-2” zoning, commercial buildings with footprints greater than 90,000 are permitted along major intersections. Industrial uses are not permitted if an “MXD” pattern is used within “MI-2” zoning.

5. Restrictions within “MI-2” zoning:

- Loading docks shall be located either behind the building or at the sides.
- Building setbacks shall be 30 feet from any property line adjoining collectors or avenues, 40 feet adjoining primary or secondary arterials, and 50 feet adjoining parkways or freeways.
- Buffer and signage restrictions exist in “MI-1” zoning. (*Refer to UDC Section 35-310.19*)
- 15 percent of the site shall be retained in permanent open space.
- A 300 foot riparian protection buffer is required along waterways, but may be reduced per the floodplain administrator.
- Mechanical operations, air pollution, noise, glare, heat, vibration, noxious odor, toxic waste, liquid waste, fire, explosion, radioactive material, electromagnetic radiation, industrial waste monitoring, petroleum, and natural gas extraction standards are set in place within this zoning district in order to promote low impact industry and the safe storage of hazardous materials in locations that do not endanger neighborhoods

Resource Protection “RP” zoning is intended to preserve & protect valuable natural resources. These resources consist of agricultural areas, streams, floodplains, woodlands, and similar environmentally sensitive areas. “RP” zoning preserves these areas and provides areas for agricultural operations and natural resource industries. These zoning districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. The "RP" district may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

The designation of the areas within City South as “RP” Resource Protection zoning districts follows goals of the City South Community Plan, outlined as follows:

- Develop open space areas that provide linkage between neighborhoods, parks, schools and other recreational/cultural facilities including creekway systems that can support trail development and interconnected parkways or linear parks.
- Direct intense land development away from significant natural and cultural resources in order to retain the rural and historic character of the planning area.
- Conservation efforts should target preserving contiguous tracts of open space and agricultural land for buffering purposes.
- Provide open space and protect water quality through flood plain protection and buffers.
- Create wildlife habitat corridors.

**Examples of permitted and non-permitted uses in “RP” Farm & Ranch zoning include the following:**

**Permitted Uses** – single family detached dwellings, accessory dwellings, golf courses

**Uses allowed with a Specific Use Permit** (requires a zoning change) – manufactured homes, athletic fields, cemeteries

**Uses Not Permitted** – multi-family residential, commercial parking lots

**Overview of “RP” Resource Protection Zoning:**

1. Allowed one dwelling unit per 10 acres.
2. Multi-family uses are not permitted.
3. Commercial uses are not permitted.

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## **OVERLAY ZONING DISTRICTS**

**“FBZD” Form Based Zoning District**

Encourages the development of a land use pattern that encourages compact, pedestrian oriented and mixed-use development through land use provisions which strive to achieve housing diversity, conservation of natural environments, and the preservation of the built environment. This zoning district is based on planning principles which incorporate 6 transects, which gradate from more urban development (T6) to more rural development (T1). Transect zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3), while the built environment shall have priority in the more urban zones (T4-T6).

- Encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure.
- Apply strategies which will result in all existing and new streetscapes being accessible, safe, and stimulating.
- Create streetscapes which emphasize both pedestrians and vehicles.
- Develop a safe and convenient pedestrian travel network with sidewalks, walkways, and trails integrated into the transportation system and neighborhood centers.

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 1 (T1) overlay include the following:**

**Permitted Uses** – religious assemblies, grain storages, livestock pens, kennels,

**Uses Not Permitted** – apartment buildings, townhomes, hotels, office buildings, restaurants, playgrounds, park and rides, museums, libraries, gas stations, industrial uses

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 2 (T2) overlay include the following:**

**Permitted Uses** – nurseries, stables, kennels, gasoline stations, cemeteries, single-family homes, inns (up to 12 rooms)

**Uses Not Permitted** – warehouses, industrial uses, storage sites

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 3 (T3) overlay include the following:**

**Permitted Uses** – cottages, live work units, sideyard homes, single-family homes, libraries, live theaters, museums, nurseries, childcare centers, open-market buildings, museums

**Uses allowed with a Specific Use Permit** (requires a zoning change) – surface parking lots

**Uses Not Permitted** – apartment complexes, hotels, restaurants, bar/tavern, outdoor vehicles sales, automotive services, industrial uses

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 4 (T4) overlay include the following:**

**Permitted Uses** – Apartment buildings, townhomes, duplexes, live work units, stacked flats, school dormitory, inn’s up to 12 rooms, offices, retail buildings, restaurants, park and rides

**Uses allowed with a Specific Use Permit** (requires a zoning change) – surface parking lots

**Uses Not Permitted** – bar/taverns, parking structures, movie theaters, hotels, lofts, estate homes

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 5 (T5) overlay include the following:**

**Permitted Uses** – Apartment buildings, townhomes, duplexes, lofts, live work units, stacked flats, triplex, hotel, inns, school dormitory, office buildings, bar/taverns, restaurants, movie theaters, parking structures, hospitals, light industrial ancillary use

**Uses allowed with a Specific Use Permit** (requires a zoning change) – gasoline stations, automobile services, truck maintenance, mini-storage

**Uses Not Permitted** – shopping centers, outdoor vehicle sales, cemeteries, stables, nurseries, livestock pens, single-family residential, heavy industrial uses

**Examples of permitted and non-permitted uses in “FBZD” Form Based Zoning District of Transect 6 (T6) overlay include the following:**

**Permitted Uses** – hospitals, police stations, medical clinics, light industrial ancillary use, apartments, townhomes, stacked flats, office buildings, galleries, restaurants, bar/taverns, sports stadium

**Uses allowed with a Specific Use Permit** (requires a zoning change) – gasoline stations, automobile services, truck maintenance, drive-through facilities, cemeteries

**Uses Not Permitted** – shopping centers, outdoor vehicle sales, mini-storage, stables, nurseries, livestock pens, single-family residential, duplexes, heavy industrial uses

**Overview of “FBZD” Form based zoning district overlay:**

1. Each Development Pattern requires a minimum of three Transect Zones (T1-T6)
2. May include residential, commercial, industrial and civic uses.

**Development Patterns allowed within “FBZD” Form Based zoning:**

**a. Hamlets** - A number of provisions are required for this development pattern, including the following:



- Should consist of no more than one Standard Pedestrian Shed (1/4-mile radius)
- Includes zones T1, and/or T2, T3, and T4
- A minimum of 50% of the parcel shall be allocated to a Natural or Rural Zone (T1 & T2)
- A minimum of 20 contiguous acres is required
- Allowed in the S3 (Restricted Growth Sector) and S4 (Controlled Growth Sector)

**b. Villages** – A number of provisions are required for this development pattern, including the following:

- Should consist of one Standard Pedestrian Shed (1/4-mile radius)
- Includes zones T3, T4, and T5
- Larger sites shall be designed and developed as multiple Pedestrian Sheds, each with individual Transect Zone requirements of a Village
- Designated as Transit-Oriented Development (TOD) if planned for, or have access to, a High Capacity Transit Corridor (Light Rail or Bus Rapid Transit) within ¼ mile. TOD shall reduce parking requirements by 30%
- A minimum of 80 contiguous acres is required
- Within the S4 (Controlled Growth Sector) and S5 (Intended Growth Sector)
- Simultaneous planning of adjacent parcels is encouraged

**c. Regional Centers** – A number of provisions are required for this development pattern, including the following:

- The minimum developable area of a site must be 160 acres
- Within the S5 (the Intended Growth Sector)
- The simultaneous planning of larger and adjacent parcels is encouraged
- Limited to one Long Pedestrian Shed (1/2 mile radius)
- Includes T4, T5 and T6 Zones
- May be adjoined without buffers by one or several Standard Pedestrian Sheds with the individual Transect Zone requirements of a Village
- Must be designated as Transit-Oriented Development (TOD) if planned for, or have access to, a High Capacity Transit Corridor (Light Rail or Bus Rapid Transit) within ¼ mile. TOD may reduce parking requirements by 30%

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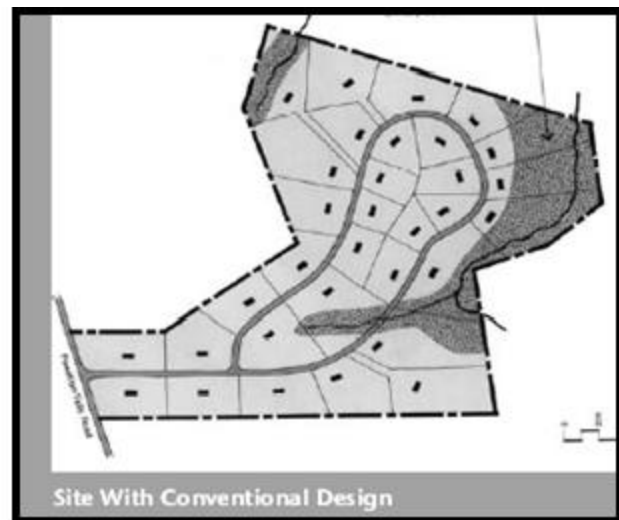
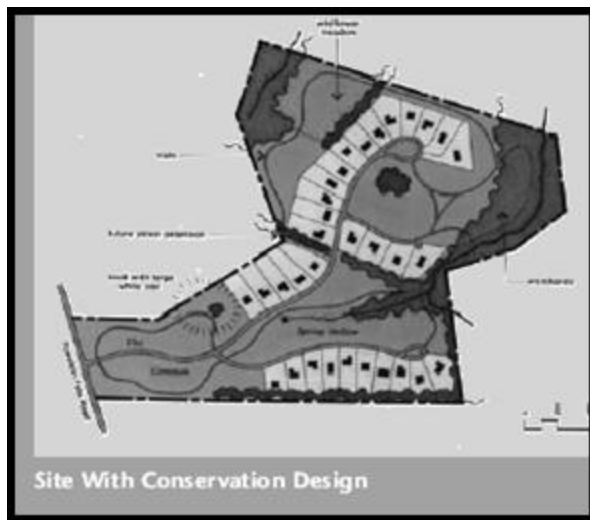
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## **OPTIONAL LAND USE PATTERNS**

### **Conservation Subdivision Land Use Pattern**



Source: Laby Bird Johnson Wildflower Center, "Conservation Development in Texas"

The conservation subdivision is a land use pattern allowed within residential zoning districts in City South. The basic idea behind conservation subdivision design is to conserve at least 50% of the site as 'open space', while developing the remaining 50% as residential development. This land use pattern is available within 'RD' and 'FR' zoning districts, with the following requirements:

Within 'RD' Rural Development zoning:

- Preservation of as much as 50 percent of the developable land to maintain the area's character and retain agricultural practices.
- Development may reach a density of five units per acre on the remaining 50 percent of the property
- Up to 5 percent of the property, or five acres (whichever amount is the least) may be designated as park and open space if dedicated as a park to the City of San Antonio.
- Minimization of development impact on agricultural, open space, and wildlife habitat.
- Maintain the balance of rural land uses.

Within "FR" Farm & Ranch zoning:

- Preservation of as much as 75 percent of the property to maintain the area's character and retain agricultural practices.
- Development density may reach up to two units per acre on the remaining 25 percent of the property.
- Up to 5 percent of the property, or five acres (whichever amount is the least) may be designated as park and open space if dedicated as a park to the City of San Antonio.
- Minimization of development impact on agricultural, open space, and wildlife habitat.
- Maintain the balance of rural land uses.

### **Traditional Neighborhood Design**

The traditional neighborhood design (TND) is a land use pattern allowed within residential and commercial zoning districts in City South. The basic idea behind traditional neighborhood design is to encourage the development of land in a manner consistent with the historic and timeless principles of San Antonio's existing neighborhoods. A TND combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale. This land use pattern is available within 'UD', 'FR', 'MI-1' and 'MI-2' zoning districts, with the following requirements:

Within 'UD' Urban Development zoning:

- This pattern requires a combination of commercial centers, single and multi family neighborhoods, and park space (*Refer to UDC Section 35-207*)
- Parcel of land must be greater than 20 acres in size

Within "FR" Farm & Ranch, "MI-1" Mixed Light Industrial and "MI-2" Mixed Heavy Industrial zoning:

- This pattern requires a combination of a commercial center and park space (*Refer to UDC Section 35-207*)
- Parcel of land must be greater than 20 acres in size

### **Mixed Use Developments**

The mixed use development design encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The minimum required amount of land is 20 acres. The basic idea behind this development design is to provide a combination of residential, retail, service, and offices uses in a concentrated environment. This land use pattern is available within 'UD', 'RD', 'FR', 'MI-1', and 'MI-2' zoning districts, with the following requirements:

Within 'UD' Urban Development zoning:

- Parcel of land must be greater than 20 acres in size
- This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius (*Refer to UDC Section 35-341 b.*)
- Residential development is allowed
- Commercial buildings with footprints greater than 90,000 are permitted along major intersections

Within 'RD' Rural Development zoning:

- Parcel of land must be greater than 20 acres in size
- This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius (*Refer to UDC Section 35-341 b.*)
- Single family residential is allowed at 2 units per acre, and multi family residential development is allowed at 25 units per acre on 25 percent of the total acreage.
- Commercial buildings with footprints greater than 90,000 are permitted along major intersections.

Within "FR" Farm & Ranch zoning:

- Parcel of land must be greater than 20 acres in size
- This pattern requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, (*Refer to UDC Section 35-341 b.*)

- Single family residential is allowed at 1 unit per 5 acres. Multi-family residential development is not permitted.
- Commercial buildings with footprints greater than 90,000 are permitted along major intersections.

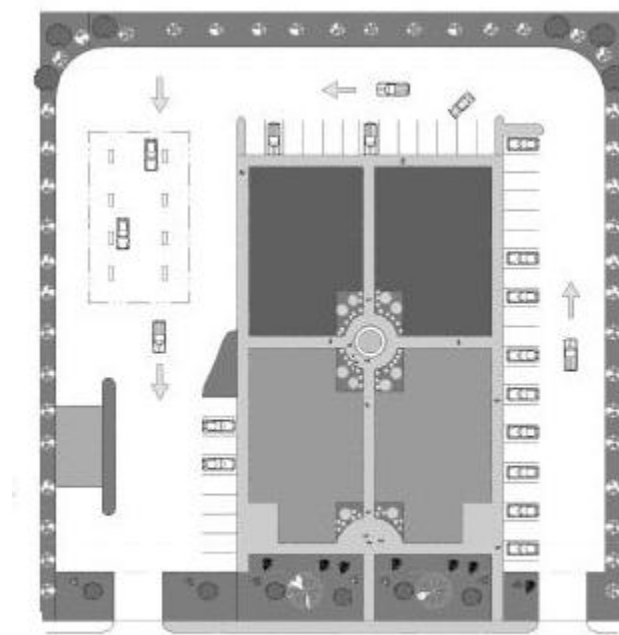
Within “MI-1” Mixed Light Industrial zoning:

- Parcel of land must be greater than 20 acres in size
- This pattern requires a mixture of commercial retail, commercial service, and office uses within a 1/4 mile radius (*Refer to UDC Section 35-341 b.*)
- Commercial buildings with footprints greater than 90,000 are permitted along major intersections.
- Industrial uses are not permitted

Within “MI-2” Mixed Heavy Industrial zoning:

- Parcel of land must be greater than 20 acres in size
- This pattern requires a mixture of commercial retail, commercial service, and office uses within a 1/4 mile radius (*Refer to UDC Section 35-341 b.*)
- Commercial buildings with footprints greater than 90,000 are permitted along major intersections.
- Industrial uses are not permitted

### **Village Center**



**Commercial Village Center Land Use Pattern**

Source: City South Community Plan, 2003

The village center is a land use pattern allowed within commercial and industrial zoning districts in City South. The basic idea behind village center design is to develop a land use pattern that encourages compact neighborhoods and commercial development located away from major intersections, in order to promote pedestrian-oriented

development and reduced traffic congestion. Each base zoning district has specific uses as previously state in the “Uses Permitted” of each. This land use pattern is available within ‘FR’, “MI-1” and “MI-2” zoning districts, with the following requirements:

Within “FR” Farm & Ranch and “MI-1” Mixed Light Industrial Zoning:

- The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
- A minimum of 3 individual buildings is required.
- A minimum of 2 acres located on an arterial street or an expressway is required.
- Village Centers must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
- Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
- The buildings of a village center shall be oriented around a green, plaza, or public open space.

Within “MI-2” Mixed Heavy Industrial Zoning:

- The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
- The minimum lot frontage requirement is 300 feet.
- A minimum of 3 individual buildings is required.
- A minimum of 2 acres located on an arterial street or an expressway is required.
- Must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
- Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
- The buildings of a village center shall be oriented around a green, plaza, or public open space.

Examples of permitted uses in “FR” Farm & Ranch and “MI-1” Mixed Light Industrial Zoning include the following:

**Permitted Uses** – offices, bookstores, drugstores, grocery stores, hardware stores, barber shops, day care centers, restaurants, and libraries

Examples of permitted uses in “MI-2” Mixed Heavy Industrial Zoning include the following:

**Permitted Uses** – auto repair, hotels, offices, clothing stores, bakeries, convenience stores, grocery stores, banks, restaurants, recreational facilities

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## **EXISTING DEVELOPMENTS:**

As the City of San Antonio and the City South Management Authority continue to move forward with its commitment to the vision of a “World Class Community”, its success will depend on balancing growth: the preservation of the rural character of the area with buffer zones and greenways; protecting natural rivers, creeks and

wetlands; planned neighborhoods that promote walkability and connectivity; building upon the area's history and culture, and economic development that promotes investment and expansion.

Current developments within City South Management Authority boundaries include Espada, Verano, and The Preserve at Medina River. Espada is a 1,800 acre mixed-use development adjacent to the historic Espada Mission. The development plans include a conservation subdivision, in which 50% of the property is preserved as a conservation easement. The conservation easement acreage includes a historic acequia associated with the mission. Verano is a 2,000 acre mixed-use development, which includes 3 million square feet of mixed-use retail development. The project is planned to emphasize both pedestrian and mass transit oriented transportation opportunities for its residents. Finally, the Preserve at Medina River is a mixed-use conservation subdivision on over 500 acres, with conservation easements along the scenic Medina River and adjacent to a city greenbelt corridor providing jogging and bicycle trails.

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